

CHARLOTTE COUNTY PLANNING AND ZONING BOARD
REGULAR MEETING
Administration Center, 18500 Murdock Circle, Room 119, Port Charlotte, Florida

Board Members

Michael Gravesen, Chair
Paul Bigness, Vice-Chair
Stephen Vieira, Secretary
Don McCormick
Thomas P. Thornberry



District

District V
District III
District I
District II
District IV

MINUTES
REGULAR MEETING

December 14, 2020 at 1:30 P.M.

Call to Order

Chair Gravesen called the meeting to order at 1:30 pm
Mr. Gravesen introduced Thomas Thornberry, new P&Z member for District IV.

Roll Call

Upon the roll being called it was determined a quorum was present.

Approval of Minutes – November 9, 2020 Regular Meeting

The November 9, 2020 minutes were approved as circulated.

Announcements

The oath was provided by Recording Secretary Bennett for those wishing to provide testimony.
Shaun Cullinan announced the County's appreciation and welcomed Mr. Thornberry to the board.

PETITIONS

Audio Timestamp 1:31

SV-20-09-04

Legislative

Commission District III

Sylvester Dixon and Raul Corona is requesting to vacate a portion of a 15' alley between Kentucky Avenue and Florida Avenue, within Grove City Subdivision and is located southeast of Kentucky Avenue, southwest of 9th Street, northwest of Florida Avenue and northeast of Eighth Street. The segment is 1,128 square feet more or less, lying East of Lots 1, 2 & Lot 3 and lying West of the North half of Lot 18, 19 & Lot 20 as recorded in Plat Book 1, Page 4, of the Public Records of Charlotte County, in Section 17, Township 41, Range 20, in Commission District III.

Shaun Cullinan, Planning and Zoning Official, provided the findings and analysis for Petition **SV-20-09-04** with a recommendation of approval, based on the reasons stated in the staff report.

Questions for Staff

Mr. Bigness stated that he noticed that Lot 18 is cut in half as part of this petition. Is it owned 50% by one of the people? Why is it cut in half?

Mr. Cullinan answered it is frequent for neighbors to purchase a vacant lot between each other for them to split. These were very small lots, more mobile home lots in this section of the Grove City subdivision. Some people like to go in together and purchase a vacant middle lot between them to expand.

Applicant's Presentation

Robert Berntsson, Esq. Big W Law Firm, states he is here on behalf of the Dixon's and the Corona's. They are backyard neighbors. This is an unused alley. There is no drive way or swale connection to come in from the road to even use the alley at the northern end. They just wanted to both be able to expand their backyards. There is no conditions, he joins in the staff report and respectfully request for approval.

Public Input

None.

- **Mr. McCormick** moved to close the public hearing, second by **Mr. Bigness**; with a unanimous vote

Recommendation

Mr. Bigness moved that **SV-20-09-04** be sent to the Board of County Commissioners with a recommendation of Approval based on the staff report dated November 10, 2020 presented at today's meeting, second by **Mr. Vieira**; and carried by a unanimous vote.

Audio Timestamp 1:36 p.m.

PP-20-10-15

Quasi-judicial

Commission District IV

2008 FL Recovery Limited Partnership has requested Preliminary Plat approval for subdivision to be named, Harbor Village. The site is 408.39± located north of Delamere Boulevard, southeast of McCall Road (SR 776), east of Gasparilla Road (CR 771), and west of Butterford Waterway, in the West County area., in Section 04 & 09, Township 41, Range 21.

Shaun Cullinan, Planning and Zoning Official, provided the findings and analysis for Petition **PP-20-10-15** with a recommendation of approval with conditions, based on the reasons stated in the staff report.

Questions for Staff

None.

Applicant's Presentation

Robert Berntsson, Esq. Big W Law Firm, comments that this was brought to the board back in November, when the compact growth mixed use planned development came before the board. As Shaun indicated that was approved by the Board of County Commissioners at their meeting last Tuesday. This plat is just cleaning up house. Specifically, in tracked B there's a lot of little subdivided lots that were platted. There are alleys and streets that have never been developed. The main purpose of this plat to create 3 tracks that will be clean and free of all the lot lines. For a clean slate to start working with. Typically, from the PD plan tracked A is going to be the residential neighbor hoods. There were 4 residential neighborhoods down in that area. Between tracked B and C is existing right of way that will remain. It will be improved as part of the PD. Tracked B and C, allow for mixed uses, commercial and residential uses. The Plat is a no build, there is no construction involved here. It's just putting new lines on paper and getting rid of the old lines. We would appreciate if you would recommend approval and authorize staff and himself to work to delete the conditions that aren't going to be relevant when we get to the Board of County Commissioners. Just to avoid confusion. Things on here like we have to provide a SCAD letter, that's done when you do a residential plat. There's no development that's being approved by this, so a SCAD letter isn't really appropriate. As Shaun said, the other six are all environmental conditions, that are built into the planned development that address all of that. With this simple plat, we think it's a no condition.

Public Input

None.

- **Mr. Bigness** moved to close the public hearing, second by **Mr. Vieira**; with a unanimous vote.

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Recommendation

Mr. Bigness moved that **PP-20-10-15** be sent to the Board of County Commissioners with a recommendation of Approval, and allow staff to remove some of the conditions after working with the applicant's agent, based on the findings and analysis in the staff report dated November 18, 2020, along with the evidence presented at today's meeting, second by **Mr. McCormick**; and carried by a unanimous vote.

ADJOURNMENT

The meeting was adjourned at 1:44 p.m.

Accepted on behalf of the Charlotte County
Planning and Zoning Board

A handwritten signature in black ink, appearing to read "Michael Gravesen", written over a horizontal line.

Michael Gravesen, Chair